5225988/2021/H&COOR SEC-YTC01

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

YAT&C Department -Allotment of land on lease basis and Grant of Incentives for Luxury Resorts with 7-star facilities at 5 locations in the State as per the provisions of AP Tourism Policy 2020-2025 - Orders - Issued.

YOUTH ADVANCEMENT, TOURISM AND CULTURE (T) DEPARTMENT

G.O.MS.No.24 Dt:24.11.2021

Read the following:

1. G.O.Ms.No.11, YAT&C(T)Dept., Dt:28-12-2020.
2. Letter received from Executive Chairman, the Oberoi Group, Delhi. Dt:03.06.2021.
3. Minutes of the SIPC Meeting, Dt:30.09.2021.
4. Minutes of the SIPB Meeting, Dt:27.10.2021.
5. U.O.Note.No.244/2021, G.A. (CABINET) Department, Dt:28.10.2021.(Council Resolution No.244/2021)

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ORDER :-

The State of Andhra Pradesh is blessed with the country's second longest coastline (974 Kms) and perennial rivers and scenic backwaters, is home to one of the world's most visited religious destinations, is considered as the birthplace of Mahayana Buddhism and boasts of a vibrant and rich culture and heritage. Evidently so, Andhra Pradesh is the fourth most visited state for domestic tourists in the country.

2. The Andhra Pradesh Tourism Policy 2020-2025 issued vide reference 1st cited, indicates the vision of the Government to develop the State into a premier world class tourist destination through luxury resorts, MICE centres, adventure parks and other tourism infrastructure. The Policy offers industry best incentives, attractive terms for land allotment that shall position the state as a premier world-class tourism destination with robust infrastructure. The state has been witnessing an increased interest from private players for investment in Tourism projects. The development of proposed 5-Star and above projects/Mega Projects/Large Tourism Projects through private investment will be a testament to the vision of the Government, to develop luxury and iconic projects in the state and will greatly aid in the overall development of the state.

3. In the letter 2nd read above, the Tourism Department has received suo-moto investment proposal from the Oberoi Group for Development of Luxury Resorts at the following potential locations with an investment of Rs.1350.00 Cr to the State under AP Tourism Policy 2020-2025:-

a) Peruru, Tirupati, Chittoor
b) Annavaram, Bheemli, Visakhapatnam
c) Gandikota, Jammalamadugu, Kadapa
d) Horsley Hills, Chittoor
e) Pichukalanka, East Godavari

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4. Accordingly, the proposal was placed before the State Investment Promotion Board (SIPB) meeting held on 27.10.2021 with the recommendations of the State Investment Promotion Committee (SIPC) in it's meeting held on 30.09.2021. After detailed discussions, the board has recommended to extend certain incentives to M/s EIH Ltd, M/s Mumtaz Hotels Ltd., and M/s EIH Associated Hotels Ltd respectively.

5. The Government after careful examination of the matter, has approved for allotment of land on lease basis under PPP mode and grant incentives based on the recommendations of State Investment Promotion Board for the following Tourism Investment proposals for Development of Luxury Resorts by the Oberoi Group at places mentioned at para (3) above as per provisions of A.P.Tourism Policy 2020-2025:-

5.1 Development of Oberoi (Vilas) Resort by M/s EIH Ltd, a flagship company of The Oberoi Group with 300 independent villas at Annavaram village, Bheemli Mandal, Visakhapatnam over 40 Acres with an estimated investment of Rs.350.00 Cr and potential total employment of 5500 Nos.

5.1.1 The project components include 300 -Independent Villas, Restaurants - Fine-dining & 24- hour coffee shop, Conference Facility, Banquet Hall, Bar & Lounge, Lobby - Guest Reception area, Swimming Pool, Fitness Centre, State-of-the-art Spa, Souvenir Shops, Parking, Open Lawns and Party area and other connected facilities.

5.1.2 The following are the land allotment terms and incentives provided based on the recommendations of the State Investment Promotion Board (SIPB) and as per provisions of A.P.Tourism Policy 2020-2025:-

a) Allotment of Ac.199.28 Cents in Sy No 101/1 in Annavaram village to Tourism Department by cancelling the G.O. Ms. No 1650, Revenue (ASSIGNMENT-I(2)) Department, Dt.10.11.2016 as land was neither taken nor given possession to A.P State Television & Theatre development corporation Ltd.
b) Allotment of Ac. 40.00 Cents Land in Sy.108 (carved out from Sy.101/1) of Annavaram village, Bheemili Mandal, Visakhapatnam to the investor.
c) Allotment of land on Lease basis under PPP mode for a period of 90 years plus 4 years of construction period.
d) Lease Rental of 1% of the SRO (Sub Registrar Office) value of the land per annum with enhancements of 5% in a block of 3 years.
e) 100% Waiver of Land Use Conversion charge.
f) Reimbursement of 100% of stamp duty for lease of land.
g) Reimbursement of 100% of net SGST accrued to state for a period of 5 years from COD or up to realization of 100% fixed capital investment, whichever is earlier.
h) Fixed Cost Power Reimbursement at Rs. 2.00 per unit for a period of 5 years from COD subject to a maximum of 30 Lakh units per annum.

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i) Grant Industry status.
j) Facilitate Ease of Doing Business (EoDB).

5.2 **Development of Oberoi (Vilas) Resort by M/s Mumtaz Hotels Ltd., a subsidiary company of M/s EIH Ltd, a flagship company of The Oberoi Group with 100 independent villas at Peruru, Tirupati over 20 Acres with an estimated investment of Rs. 250 Cr and potential total employment of 1500 Nos .**

5.2.1 The project components include 100- Independent Villas, Restaurants - Multi Cuisine and Fine-Dining, Conference Facility, Banquet Hall, 24- Hour Coffee Shop, Bar & Lounge, Lobby - Guest Reception area, Swimming Pool, Fitness Centre, State-of-the-art Spa, Souvenir Shops, Parking, Open Lawns and Party area and Other connected facilities.

5.2.2 The following are the land allotment terms and incentives provided based on the recommendations of the State Investment Promotion Board (SIPB)and as per provisions of A.P.Tourism Policy 2020-2025:-

a) Allotment of Ac.20.00 cts. of land in Sy.No.604, at Peruru Village, Tirupati, Chittoor District, subject to the condition that Ac.07.00 cts. will be immediately handed over to the investor and the remaining adjacent land of Ac.13.00 cts will be handed over from M/s.Vaishnovi Versatile Ventures (P) Ltd., Tirupati.
b) Allotment of land on Lease basis under PPP mode for a period of 90 years plus 4 years of construction period.
c) Lease Rental of 1% of the SRO (Sub Registrar Office) value of the land per annum with enhancements of 5% in a block of 3 years.
d) 100% Waiver of Land Use Conversion charge.
e) Reimbursement of 100% of stamp duty for lease of land.
f) Reimbursement of 100% of net SGST accrued to state for a period of 5 years from COD or up to realization of 100% fixed capital investment, whichever is earlier.
g) Fixed Cost Power Reimbursement at Rs.2.00 per unit for a period of 5 years from COD subject to a maximum of 18.25 Lakh units per annum.
h) Grant Industry status.
i) Facilitate Ease of Doing Business (EoDB).

5.3 **Development of Oberoi (Vilas) Resort with 120 independent villas by M/s.EIH Associated Hotels Ltd., an associate company of M/s.EIH Ltd, a flagship company of The Oberoi Group at Gandikota (V), Jammalamadugu (M), YSR Kadapa over 50 Acres with an estimated investment of Rs.250.00 Cr in single phase and potential total employment of 1500 Nos.**

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5.3.1 The project components include 120 -Independent Villas, Luxury Villas, Cottages & Tents, Restaurants - Fine-dining & 24- hour coffee shop, Conference Facility, Banquet Hall, Bar & Lounge, Lobby - Guest Reception area, Swimming Pool, Fitness Centre, State-of-the-art Spa, Souvenir Shops, Parking, Open Lawns and Party area and other connected facilities.

5.3.2 The following are the land allotment terms and incentives provided based on the recommendations of the State Investment Promotion Board (SIPB)and as per provisions of A.P.Tourism Policy 2020-2025:-

a) An extent of Ac.4336.18 cts. of land in Sy.no 234-1A, 234-1B, 234-1C at Gandikota Village, YSR Kadapa district may be allotted and alienated in favour of the Tourism department for development of various tourism related projects/activities to improve tourism in the State.
b) 50 acres of land to be allotted to the investor keeping in view of the tourism potential of the place out of the 4335.18 Acres as in (a) above.
c) Allotment of incentives shall be subject to the following conditions.
   - The entire project worth Rs.250 Crores must be undertaken in single phase and must be in the format of independent villas and resort format.
   - Any grant of incentives shall be subject to the completion of the project in single phase.
d) Allotment of land on Lease basis under PPP mode for a period of 90 years plus 4 years of construction period.
e) Lease Rental of 1% of the SRO (Sub Registrar Office) value of the land per annum with enhancements of 5% in a block of 3 years.
f) 100% Waiver of Land Use Conversion charge.
g) Reimbursement of 100% of stamp duty for lease of land.
h) Reimbursement of 100% of net SGST accrued to state for a period of 5 years from COD or up to realization of 100% fixed capital investment, whichever is earlier.
i) Fixed Cost Power Reimbursement at Rs.2.00 per unit for a period of 5 years from COD subject to a maximum of 18.25 Lakh units per annum.
j) Grant Industry status.
k) Facilitate Ease of Doing Business (EoDB).
l) Tourism Department to facilitate water supply, power supply, last mile road connectivity at the project site in coordination with Irrigation department, Electricity department, R&B department, and local panchayats.

5.4 **Development of Oberoi (Vilas) Resort with 120 independent villas by M/s.EIH Associated Hotels Ltd, an associate company of M/s.EIH Ltd, a flagship company of The Oberoi Group at Horsley Hills, B. Kothakota (M), Chittoor over 21 Acres with an estimated investment of Rs.250.00 Cr in single phase and potential total employment of 1200 Nos.**

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5.4.1 The project components include 120 -Independent Villas, Luxury Villas, Cottages & Tents, Restaurants - Fine-dining & 24- hour coffee shop, Conference Facility, Banquet Hall, Bar & Lounge, Lobby - Guest Reception area, Swimming Pool, Fitness Centre, State-of-the-art Spa, Souvenir Shops, Parking, Open Lawns and Party area and other connected facilities.

5.4.2 The following are the land allotment terms and incentives provided based on the recommendations of the State Investment Promotion Board (SIPB)and as per provisions of A.P.Tourism Policy 2020-2025:-

a) Allotment of incentives shall be subject to the following conditions.
   - The entire project worth Rs.250 Crores must be undertaken in single phase and must be in the format of independent villas and resort format.
   - Any grant of incentives shall be subject to the completion of the project in single phase.

b) Allotment of Ac.21.00 cents of land in Sy.no 572, 591, 592/1 & 592/2 at Horsley Hills, B. Kothakota (M), Chittoor District alienated in favour of Tourism Department for onward allotment to the investor on Lease basis under PPP mode for a period of 90 years plus 4 years of construction period.
c) Lease Rental of 1% of the SRO (Sub Registrar Office) value of the land per annum with enhancements of 5% in a block of 3 years.
d) 100% Waiver of Land Use Conversion charge.
e) Reimbursement of 100% of stamp duty for lease of land.
f) Reimbursement of 100% of net SGST accrued to state for a period of 5 years from COD or up to realization of 100% fixed capital investment, whichever is earlier.
g) Fixed Cost Power Reimbursement at Rs.2.00 per unit for a period of 5 years from COD subject to a maximum of 18.25 Lakh units per annum.
h) Grant Industry status.
i) Facilitate Ease of Doing Business (EoDB).

5.5 Development of Oberoi (Vilas) Resort by M/s EIH Associated Hotels Ltd., an associate company of M/s.EIH Ltd, a flagship company of The Oberoi Group with 150 independent villas at Pichukalanka, Atreyapuram (M), East Godavari over 30 Acres with an estimated investment of Rs.250.00 Cr in single phase and potential total employment of 1200 Nos.

5.5.1 The project components include 150 -Independent Villas, Luxury Villas, Cottages & Tents, Restaurants - Fine-dining & 24- hour coffee shop, Conference Facility, Banquet Hall, Bar & Lounge, Lobby - Guest Reception area, Swimming Pool, Fitness Centre, State-of-the-art Spa, Souvenir Shops, Parking, Open Lawns and Party area and other connected facilities.

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5.5.2 The following are the land allotment terms and incentives provided based on the recommendations of the State Investment Promotion Board (SIPB) and as per provisions of A.P Tourism Policy 2020-2025:-

a) Allotment of incentives shall be subject to the following conditions.
   - The entire project worth Rs.250 Crores must be undertaken in single phase and must be in the format of independent villas and resort format.
   - Any grant of incentives shall be subject to the completion of the project in single phase.

b) Allotment of Ac.30.00 cents of land in Sy.No.155 at Pichukalanka, Atreyapuram (M), East Godavari out of the total land parcel of Ac.79.00 cts. in Sy.no.155 alienated in favour of Tourism Department for onward allotment to the investor on Lease basis under PPP mode for a period of 90 years plus 4 years of construction period.
c) Lease Rental of 1% of the SRO (Sub Registrar Office) value of the land per annum with enhancements of 5% in a block of 3 years.
d) 100% Waiver of Land Use Conversion charge.
e) Reimbursement of 100% of stamp duty for lease of land.
f) Reimbursement of 100% of net SGST accrued to state for a period of 5 years from COD or up to realization of 100% fixed capital investment, whichever is earlier.
g) Fixed Cost Power Reimbursement at Rs.2.00 per unit for a period of 5 years from COD subject to a maximum of 18.25 Lakh units per annum.
h) Grant Industry status.
i) Facilitate Ease of Doing Business (EoDB).

6. The Revenue Department shall take necessary action required for alienation of land in favour of Tourism Department, as per the rules in force.

7. The Chief Executive Officer, Andhra Pradesh Tourism Authority, Vijayawada shall take further necessary action, accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

RAJAT BHARGAVA
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Chief Executive Officer,
Andhra Pradesh Tourism Authority, Vijayawada.
The Principle Secretary to Government,
Revenue Dept., A.P.Secretariat, Velagapudi.
The Special Chief Secretary to Government & CIP,
Industries and Commerce Dept., A.P.Secretariat, Velagapudi.
The Principle Finance Secretary to Government,
Finance Dept., A.P.Secretariat, Velagapudi.
The Managing Director, Andhra Pradesh Tourism Development
Corporation Limited, Vijayawada.

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The Executive Chairman, the Oberoi Group, Delhi.
The District Collector and Magistrate, Visakhapatnam.
The District Collector and Magistrate, Chittoor.
The District Collector and Magistrate, YSR Kadapa.
The District Collector and Magistrate, East Godavari.

Copy to:
The Additional Secretary to Hon'ble CM.
OSD to Hon'ble Minister for Tourism (TC & YA).
PS to Special Chief Secretary to Government.
The GA(Cabinet) Department, A.P.Secretariat, Velagapudi.
SF/SC.

// FORWARDED :: BY ORDER//

SECTION OFFICER